



Hill Avenue, Grantham NG31 9BA

welcome to

Hill Avenue, Grantham

This is a fabulous location, lots of amenities on the door step Beautifully presented and extended offering spacious accommodation, four bedrooms, two with en-suite's and family bathroom. Driveway for off-road parking and gardens front and rear, call us for more information on 01476 566363.



Entrance

Entering the property to the front through a part glazed door into the porch area with a window to the side aspect and leading into the hallway with wood effect flooring and a radiator.

Study

9' 1" x 8' 1" (2.77m x 2.46m)

With a window to the front aspect, carpet and a radiator.

Lounge

14' 8" Into Bay x 11' 11" (4.47m Into Bay x 3.63m)

Bay window to the front aspect, feature brick fireplace, space for log burner, carpet and two radiators.

Dining Room

11' 5" x 14' 3" Widest Point (3.48m x 4.34m Widest Point)

With double doors leading out to the garden, carpet and a radiator.

Kitchen

17' 10" Widest Point x 14' 1" (5.44m Widest Point x 4.29m)

Lovely large kitchen dining area, with a window to the rear aspect, tiling to both the walls and floor benefitting from underfloor heating. double doors leading to the garden, built-in electric oven with a gas hob and extractor hood above. Having a range of cream units with granite worktops over, Belfast sink with an island and breakfast bar. Space for a fridge freezer and a built-in dishwasher.

Utility Room

9' 1" x 4' 10" (2.77m x 1.47m)

With a window to the side aspect, stainless steel sink, drainer and mixer tap. Space for a washing machine, tiling to both the walls and floor. Radiator and door leading out to the garden.

First Floor Landing

With steps to both sides of the landing, carpet and door access into the four bedrooms.

Principal Bedroom

13' 3" x 11' 4" (4.04m x 3.45m)

With window to the front aspect built-in wardrobes, carpet and access into the en-suite.

En-Suite Shower Room

With a window to the front aspect and comprising of a shower cubicle, wash hand basin, low level WC, radiator and tiling to both the walls and floor.

Bedroom Two

14' 7" Into Bay x 11' 10" (4.45m Into Bay x 3.61m)

Another good sized bedroom with a bay window to the front aspect, carpet, radiator and access into the en-suite.

En-Suite To Bedroom Two

With a window to the front aspect and comprising of a shower cubicle, wash hand basin, low level WC, radiator and tiling to both the walls and floor.

Bedroom Three

13' 4" Widest Point x 10' 8" (4.06m Widest Point x 3.25m)

With a window to the rear aspect, built-in wardrobe, carpet and a radiator.

Bedroom Four

12' 6" Widest Point x 10' 2" Widest Point (3.81m Widest Point x 3.10m Widest Point)

With a window to the rear aspect, built-in wardrobe, carpet and a radiator.

Family Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)

With a window to the rear aspect and comprising of a bath, wash hand basin, low level WC and tiling to the walls. Heated towel rail and wood effect flooring.

General Description Outside

Approaching to the front there is lawned area with some planting, space for off-road parking and block paved driveway leading to a single garage. Gated access through to the rear.

The large rear garden is mainly laid to lawn featuring patio and decking areas which are perfect for outside dining, lounging and entertaining. There is a shed and an allotment space, enclosed by fencing.

Single Garage - with an up and over door, power and lighting and personal access door into the rear garden.



view this property online williamhbrown.co.uk/Property/GST114355



welcome to

Hill Avenue, Grantham

- Extended Family Property
- Beautifully Presented Throughout
- Three Reception Rooms
- Four Bedrooms, Two En-Suite's
- Driveway, Garage and Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: C



£430,000

Total floor area 160.4 m² (1,726 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



view this property online williamhbrown.co.uk/Property/GST114355

Please note the marker reflects the postcode not the actual property



Property Ref:
GST114355 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk